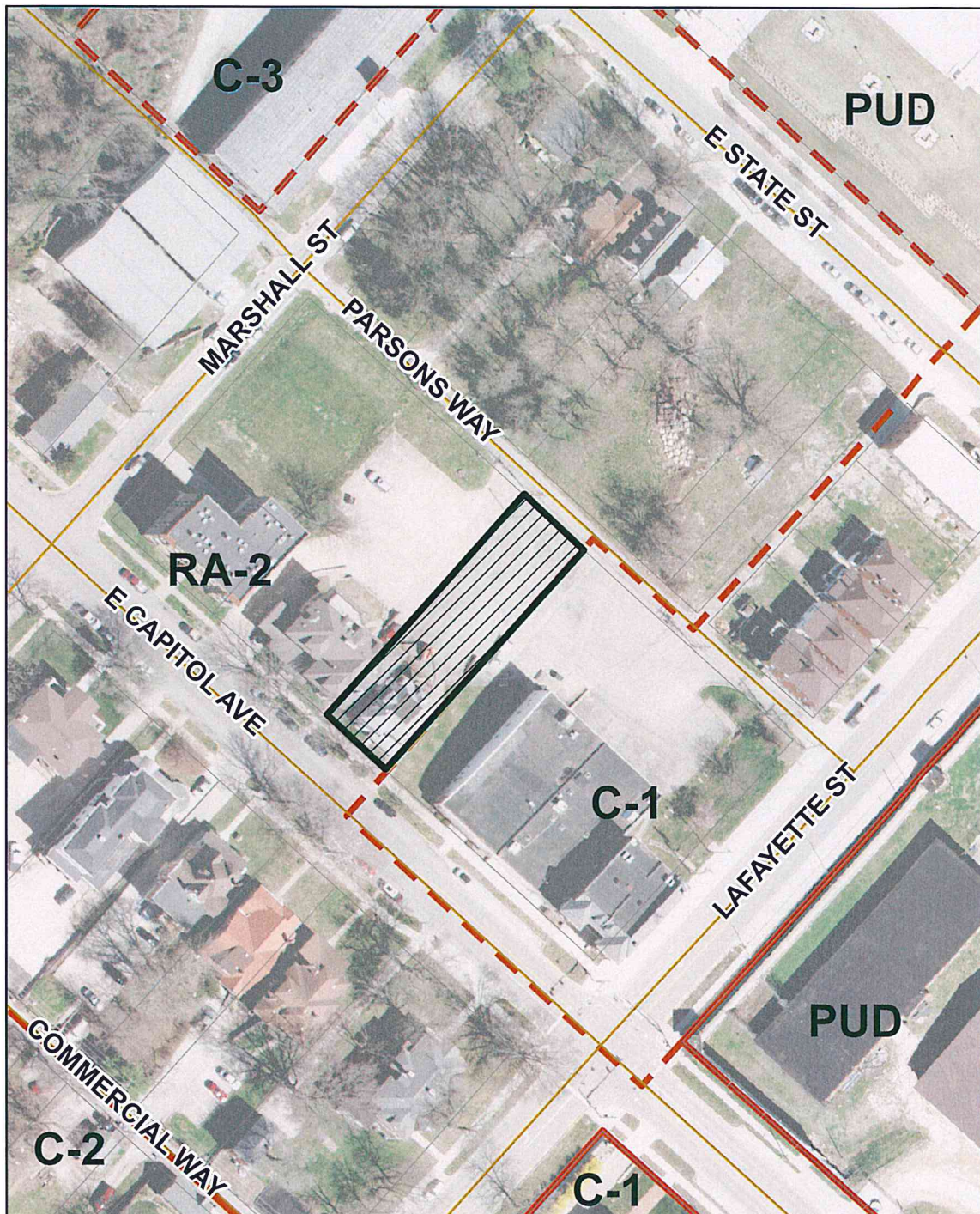


City of Jefferson Planning & Zoning Commission

LOCATION MAP



0 37.5 75 150 Feet



Case No. P16012
615 E Capital Ave
Rezoning from RA-2 to C-O



City of Jefferson
Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101
Phone: 573-634-6410
jcplanning@jeffersoncitymo.gov



APPLICATION FOR ZONING AMENDMENT

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri, for the following amendment to the Zoning Code:

- ☐ Zoning Text Amendment (Describe below or attach complete narrative)
Article and Section Affected (if applicable) _____

Description of proposed text amendment: _____

- ☒ Zoning Map Amendment (Rezoning of Real Estate)

The undersigned hereby state they are the owners of the following described real estate:

Property Address: 615 E Capitol, Jefferson City MO 65101

Legal/Property Description (write out or attach as an exhibit):
(attached)

Who petition to rezone the above described real estate from its present classification of RA 2 district to CO district. The purpose of this rezoning request is to: allow office use downstairs and residence upstairs

ALL OWNERS OF REAL PROPERTY PROPOSED TO BE REZONED MUST SIGN THE APPLICATION, AND ALL SIGNATURES MUST BE NOTARIZED. IF ADDITIONAL SIGNATURES ARE NEEDED, PLEASE ATTACH SEPARATE SHEETS.

J&S Properties of JC, LLC.
Rachelle (Shellie) Pervinich
Property Owner #1 Name (type or print)

R.E. Pervinich
Property Owner Signature

ANNE M. STRATMAN
Notary Public - Notary Seal
State of Missouri
Commission Expires: August 27, 2019
Commission Number: 15386130

Property Owner #2 Name (type or print)

Property Owner Signature

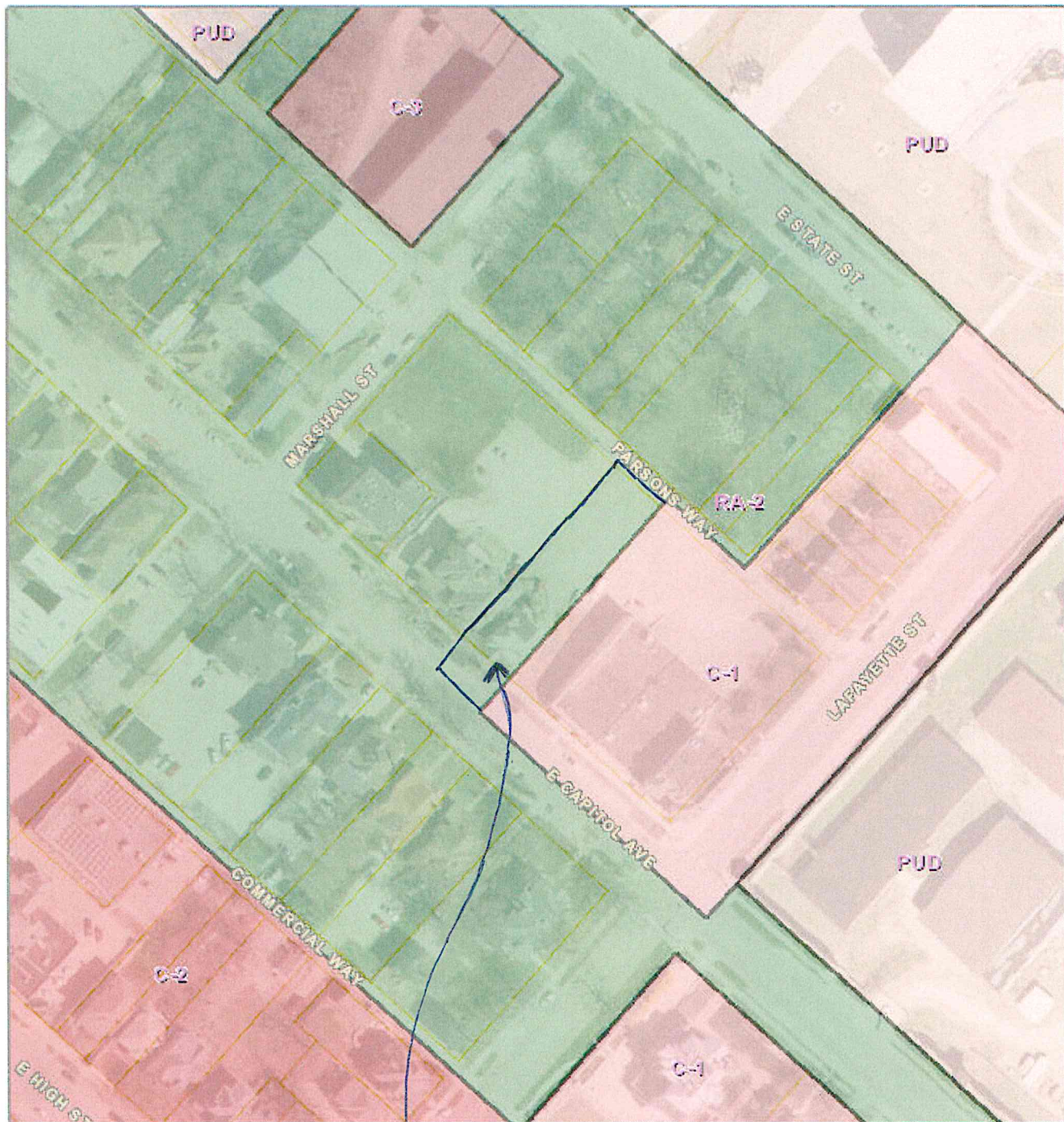
Subscribed and sworn before me this 11th day of August in the year 2016.
Anne M Stratman
Notary Public

Address of Property Owner #1	
Name	<u>Rachelle Pervinich</u>
Mailing Address	<u>1413 Inglenook Dr. J.C. MO 65109</u>
Phone Number	<u>(573) 635-2297 (home) (573) 645-0527 (cell)</u>
Address of Property Owner #2	
Name	
Mailing Address	
Phone Number	

For City Use Only: Application Filing Fee \$210 (Revised June 30, 2015) City of Jefferson
Payment Received: Cash (Receipt # _____); Check (Copy; check # _____)
Attachments: Additional sheets or documentation Applicant/Project Information Sheet Location Map

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

MidMoGIS, MO



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 67 feet
8/26/2016

Proposed Rezoning
RA-2 to C-0

Book: 652 Page: 122

Receipt #: 286189

Total Fees: \$33.00

Reception: 201502278

Pages Recorded: 4

Date Recorded: 3/18/2015 1:29:48 PM

CCA



TRUSTEE WARRANTY DEED

This Indenture, made to be effective as of the 12 day of March, 2015, by and between Robert E. Dallmeyer, III, and Elizabeth Anne Blair, Successor Co-Trustees of the Robert E. Dallmeyer, Jr. Trust dated June 5, 1995, of the County of Cole, State of Missouri, First Party/**Grantors**; and J & S Properties of Jefferson City, LLC, a limited liability company organized and existing under the laws of the State of Missouri, Grantee's mailing address: 1413 Highland Dr. J.C., MO 65109, of the County of Cole, State of Missouri, Second Party/**Grantee**.

First Party warrants that Robert E. Dallmeyer, Jr. was deceased on October 6, 2012, and under the terms of the Trust Agreement, Robert E. Dallmeyer, III, and Elizabeth Anne Blair, became the duly acting Successor Co-Trustees of the Trust; and that said Trust is in full force and effect; and that all powers granted Trustees under said Trust, including those hereinafter described, remain in full force and effect; and that the Trust Grantor did not revoke said Trust Agreement, nor amend it in any manner inconsistent with the granting of this deed, and did not request withdrawal from the Trust of the hereinafter described real property, and that Trustees have full power and authority under the Trust Agreement to sell or exchange any real property of the trust; and

First Party further warrants that there are no other provisions in said Trust, or any amendments thereto, which limit the aforementioned powers nor are there any provisions in said Trust by which the Trust Grantor retained or gave to any other person or organization the right to negate, consent or approve of the conveyance by Successor Trustee of the real property hereinafter described.

WITNESSETH, that First Party, in consideration of Ten Dollars (\$10.00) and other valuable consideration to First Party paid by Second Party, the receipt of which is hereby acknowledged, does by these presents SELL and CONVEY unto the said Second Party and Second Party's successors or assigns; the following described tract of land situated in the County

of Cole, State of Missouri, to wit:

SUBDIVISION NO. 6 OF A SUBDIVISION OF INLOTS NOS. 134 AND 135, IN THE CITY OF JEFFERSON, MISSOURI FRONTING 34 FEET 10 INCHES ON E. CAPITOL AVENUE FORMERLY KNOWN AS MAIN STREET AND RUNNING BACK 199 FEET TO AN ALLEY.

ALSO, THAT PART OF INLOT NO. 136, BEGINNING AT THE SOUTHWEST CORNER OF SAID INLOT, ON EAST CAPITOL AVENUE FORMERLY KNOWN AS MAIN STREET; THENCE RUNNING EASTERLY 20 FEET; THENCE NORTHERLY 198 FEET 9 INCHES TO AN ALLEY; THENCE WESTERLY ALONG SAID ALLEY 20 FEET; THENCE SOUTHERLY 198 FEET 9 INCHES TO THE POINT OF BEGINNING.

SUBJECT TO all exceptions, reservations, restrictions, of record, if any.

TO HAVE AND TO HOLD the premises aforesaid, together with all and singular the rights, immunities, privileges and appurtenances to the same belonging or in anywise appertaining unto the said Second Party, and Second Party's successors or assigns forever; the said First Party/Grantors in said party's capacity as Successor Co-Trustees and not personally, hereby covenanting that said party is lawfully seized of an estate in fee in the premises herein conveyed, and has good right to convey same, and that said premises are free and clear of any encumbrances done or suffered by said party; and further that the said Successor Co-Trustees, in said party's capacity as such, will WARRANT AND DEFEND the title to the said premises unto the said Second Party and Second Party's successors or assigns, forever, against the lawful claims and demands of all persons claiming under Grantor, except for real estate taxes for 2015 and subsequent years and as set forth above.

IN WITNESS WHEREOF, the said First Party has hereunto set their hands the day and year first above written.

Signature Pages Follow